

FLEXIBLE BUT **PREDICTABLE**

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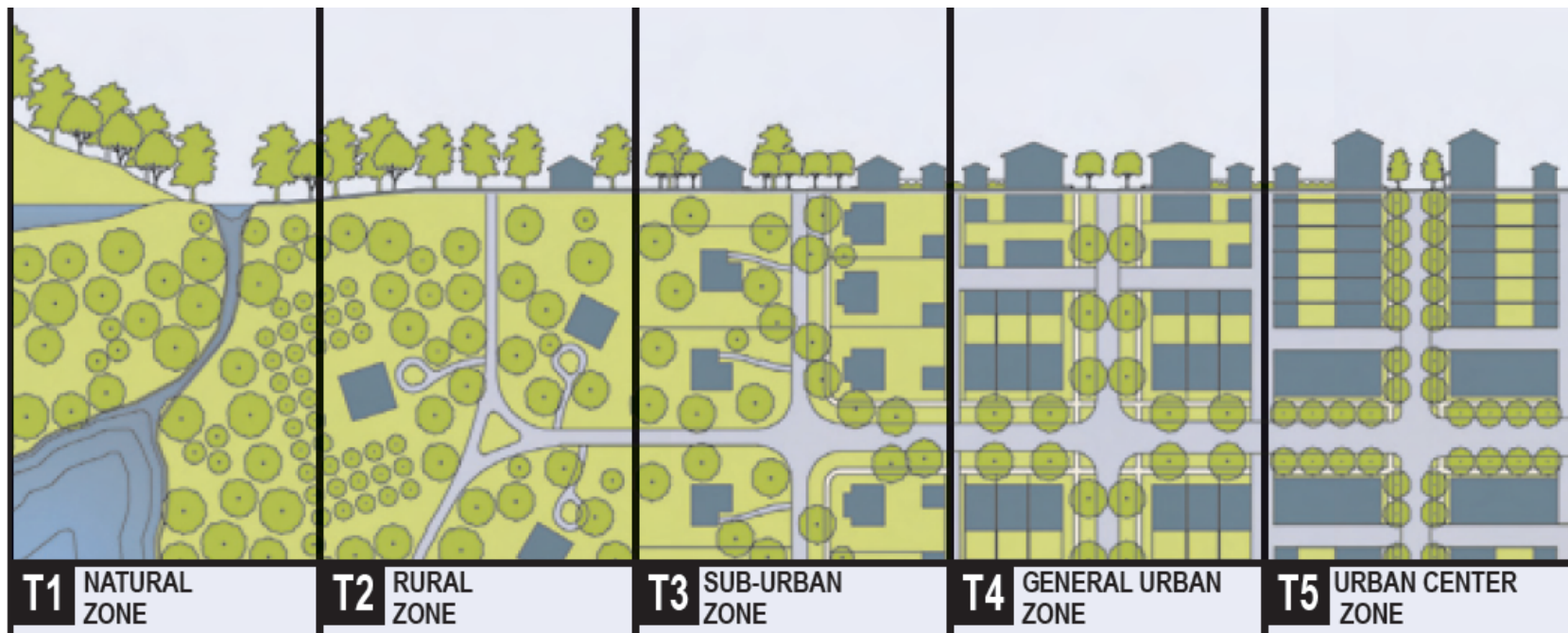
FLEXIBLE ELEMENTS

- Mix of uses
- Ranges of setbacks, heights, frontage buildout
- Streamlined review
- Transportation options



Mixed Uses

flex to changing
market conditions



T1 NATURAL ZONE

T2 RURAL ZONE

T3 SUB-URBAN ZONE

T4 GENERAL URBAN ZONE

T5 URBAN CENTER ZONE

a. ALLOCATION OF ZONES per Pedestrian Shed (applicable to Article 3 only)

CLD requires	50% min		30% max	20 - 50%	not permitted
TND requires	no minimum	no minimum	5 - 30% max	30 - 65 %	5 - 40%
TOD requires	no minimum	not permitted	20% max	20 - 50%	40 - 60%

b. BASE RESIDENTIAL DENSITY (see Section 3.8)

By Right	not permitted	1 unit / 20 acre avg.	3 - 8 DUA net	6 - 12 DUA net*	12 DUA min.
Other Uses	not permitted	not permitted	20% max	5 - 30%	30 - 60%

c. BLOCK SIZE

Block Perimeter	no maximum	no maximum	2,400 ft. max	2,300 ft. max	2,050 ft. max*
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d. THOROUGHFARES (see Table 4)

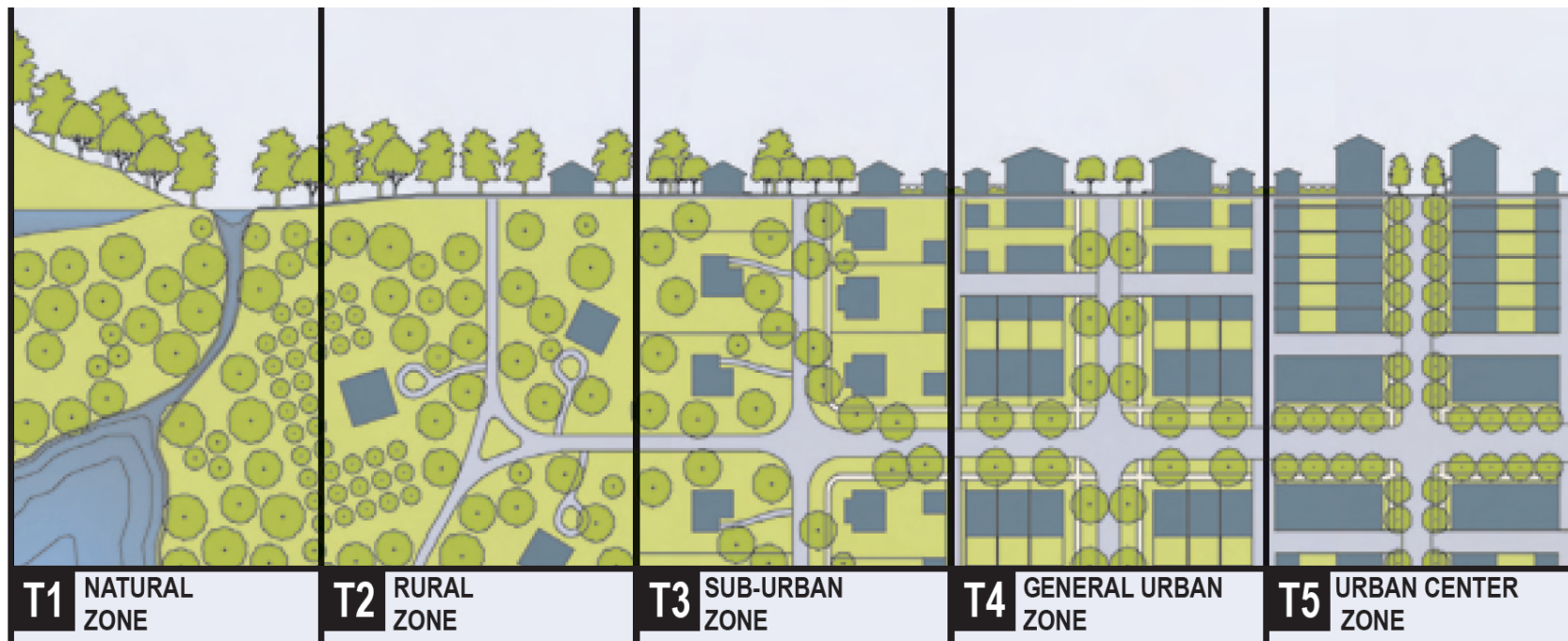
* 2,500 ft. max w/ parking structures

BV	not permitted	not permitted	not permitted	not permitted	permitted
AV	not permitted	not permitted	permitted	permitted	permitted
CS	not permitted	not permitted	not permitted	not permitted	permitted
ST	not permitted	not permitted	permitted	permitted	permitted
RD	permitted	permitted	not permitted	not permitted	not permitted
Rear Lane	not permitted	not permitted	permitted	permitted*	not permitted
Rear Alley	not permitted	not permitted	not permitted	not permitted	required
Path	permitted	permitted	permitted	not permitted	not permitted
Passage	not permitted	not permitted	not permitted	permitted	permitted
Private Trail	not permitted	not permitted	not permitted	not permitted	not permitted



Ranges

setbacks, heights,
frontage buildout



f. LOT OCCUPATION

Lot Width - TND	not applicable	100 ft. min.	50 ft. min 120 ft. max	18 ft. min 96 ft. max *	18 ft. min 180 ft. max
Lot Width - TOD	not applicable	not applicable	50 ft. min 120 ft. max	18 ft. min 96 ft. max *	18 ft. min 300 ft. max
Lot Coverage	not applicable	not applicable	50% max	70% max	90% max **

* Single-family detached lots may not exceed 60 ft max

** May be allocated per block rather than per lot.

g. SETBACKS - PRINCIPAL BUILDING (see Tables 22 - 26)

(g.1) Front Setback (Principal)	not applicable	24 ft. min	20 ft. min	6 ft. min 18 ft. max	2 ft. min 12 ft. max
(g.2) Front Setback (Secondary)	not applicable	24 ft. min	12 ft. min	6 ft. min 18 ft. max	2 ft. min 12 ft. max
(g.3) Side Setback	not applicable	24 ft. min	5 ft. min	0 ft. min ** 3 ft max	0 ft. min 12 ft. max
(g.4) Rear Setback	not applicable	24 ft. min	20 ft. min	3 ft. min *	3 ft. min **
Frontage Buildout	not applicable	not applicable	not applicable	60% min ***	80% min ***

* or 15 ft from centerline of Rear Alley or Lane

** 3 ft min except in the case of a common or shared wall. In all other cases, 0' permitted only by Administrative Waiver



Streamlined Review

honoring the
time value of money



Transportation

"...Options such as bike trails, commute trip reduction programs, incentives ... public transit ..."

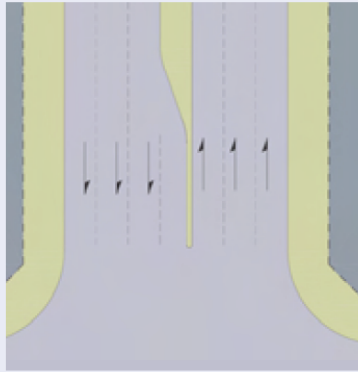
Fitchburg signed the U.S. Mayors Climate Protection Agreement in 2008

INFILL REPAIR TYPES

TECHNIQUES

COMPLETE STREETS

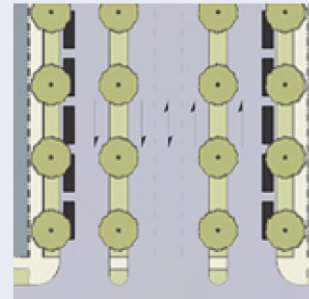
ARTERIAL



- Reduce Curb Radii
- Reduce lane widths
- Introduce Access Lanes
- Introduce parallel parking
- Introduce medians
- Introduce transit
- Introduce separated bikeways
- Assemble Public Frontages according to T-zones

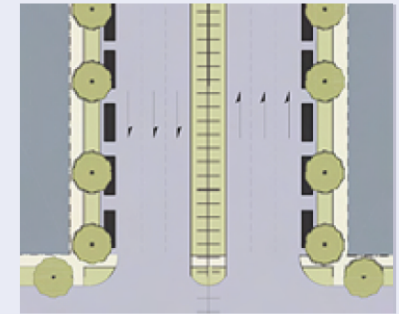
BOULEVARD

T4 T5

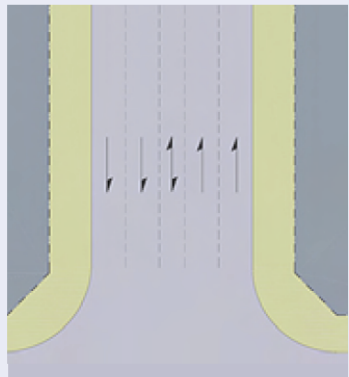


AVENUE

T5



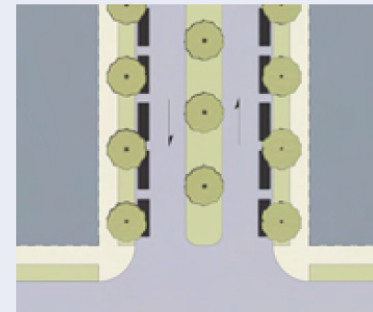
COLLECTOR



- Reduce number of lanes
- Reduce Curb Radii
- Reduce lane width
- Introduce parallel or diagonal parking
- Introduce medians
- Assemble Public Frontages according to T-zones

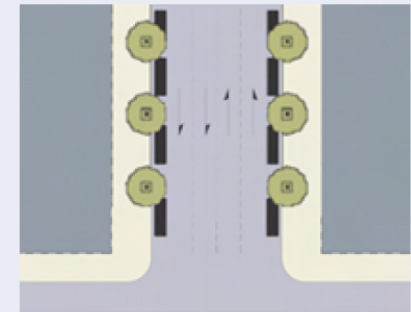
AVENUE

T4 T5

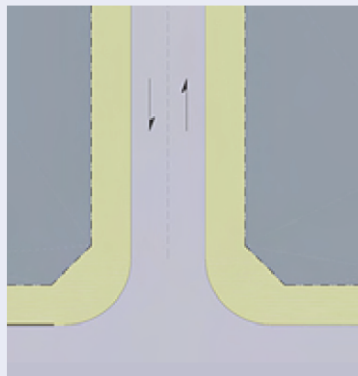


COMMERCIAL STREET

T5



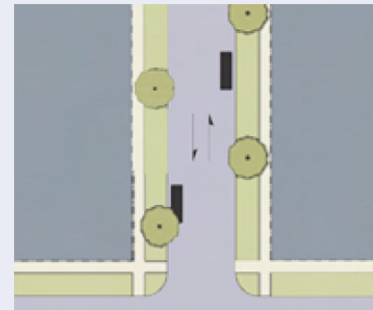
LOCAL



- Reduce Curb Radii
- Reduce lane widths
- Introduce parallel parking
- Eliminate turning lane
- Assemble Public Frontages according to T-zones

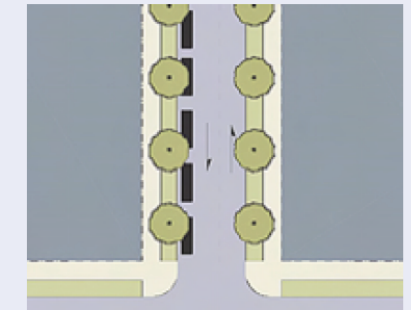
ROAD / STREET

T3 T4



STREET

T5

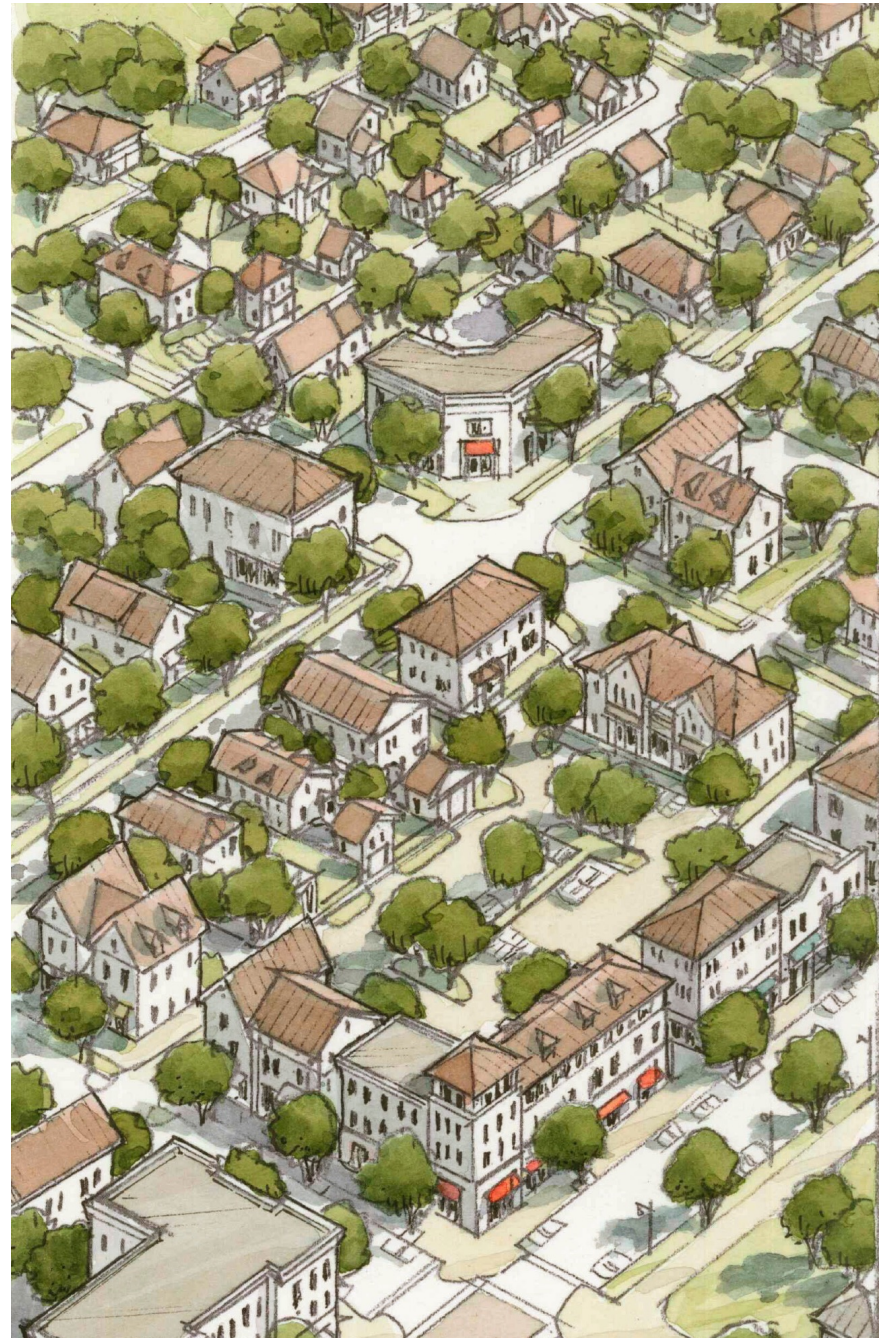


PREDICTABLE ELEMENTS

- Character of Transect Zones
- Only the compatible uses are mixing
- Public realm

Transect Zones

predictable
character







Mixed Uses

compatible uses

Mixed Uses

compatible uses

ARTICLE 5. TRANSECT ZONING REGULATIONS

SMARTCODE DISTRICT

Fitchburg, Wisconsin

TABLE 21. SPECIFIC USE

	T2	T3	T4	T5	SD1
a. RESIDENTIAL *					
Mixed Use Block				■	■
Flex Building			■	■	■
Multi-Family Building **			■	■	■
Live/Work Unit	■	■	■	■	■
Townhouse			■	■	□
Duplex	■	■	■	■	□
Courtyard House			■	■	□
Sideyard House		■	■	■	□
Cottage		■	■	■	
House	■	■	■	■	
Villa	■				
Accessory Unit	■	■	■	■	■
b. LODGING					
Hotel (no room limit)				■	■
Inn (up to 20 rooms)	□		■	■	■
Bed & Breakfast (up to 6 rooms)	□	■	■	■	■
School Dormitory	□		■	■	■
c. OFFICE ***					
Office Building			■	■	■
Live-Work Unit		■	■	■	■
d. RETAIL					
Open-Market Building	■	■	■	■	□
Retail Building			■	■	□
Display Gallery			■	■	■
Restaurant		■	■	■	■
Kiosk			■	■	□
Push Cart				□	□
Liquor Store			□	■	■
Adult Entertainment					
e. CIVIC					
Bus Shelter		■	■	■	■
Convention Center				□	■
Conference Center				□	■
Exhibition Center				□	■
Fountain or Public Art	■	■	■	■	■
Library		□	■	■	□
Live Theater				■	□
Movie Theater				■	□
Museum				■	□
Outdoor Auditorium	□	■		■	
Parking Structure				■	■
Passenger Terminal					□
Playground	■	■	■	■	□
Sports Stadium					□
Surface Parking Lot				□	■
Religious Assembly	■	■	■	■	□
f. OTHER: AGRICULTURE					
Grain Storage	□	■			
Livestock Pen	□	■			
Greenhouse	□	■	■		
Stable	□	■	□		
Kennel	□	■	□	□	□
f. OTHER: AUTOMOTIVE					
Gasoline		□		□	□
Automobile Service					□
Truck Maintenance					□
Drive -Through Facility				□	□
Rest Stop	■	■			
Roadside Stand	■	■			
Billboard					
Shopping Center					
Shopping Mall					
f. OTHER: CIVIL SUPPORT					
Fire Station			■	■	■
Police Station				■	■
Cemetery		■	□	□	□
Funeral Home				■	■
Hospital				□	■
Medical Clinic				□	■
f. OTHER: EDUCATION					
College				□	■
High School				□	□
Trade School				□	■
Elementary School			□	■	■
Other - Childcare Center		■	■	■	■
f. OTHER: INDUSTRIAL					
Heavy Industrial Facility					□
Light Industrial Facility				□	■
Truck Depot					□
Laboratory Facility				□	■
Water Supply Facility					□
Sewer and Waste Facility					
Electric Substation	□	□	□	□	□
Wireless Transmitter	□	□			□
Cremation Facility					
Warehouse					■
Produce Storage		□			
Mini-Storage					□

■ BY RIGHT

□ BY CONDITIONAL USE

See Table 18 for specific scale of general Use by Transect Zone.

* Family Day Care, as defined in Chapter 22 is permitted in T2, T3, T4 and T5.

** Group Homes are permitted according to Chapter 22.

*** Home offices are permitted in T2.

a. RESIDENTIAL *	T2	T3	T4	T5	SD1
Mixed Use Block					
Flex Building					
Multi-Family Building **					
Live/Work Unit					
Townhouse					
Duplex					
Courtyard House					
Sideyard House					
Cottage					
House					
Villa					
Accessory Unit					

b. LODGING					
Hotel (no room limit)					
Inn (up to 20 rooms)					
Bed & Breakfast (up to 6 rooms)					
School Dormitory					

c. OFFICE ***					
Office Building					
Live-Work Unit					

d. RETAIL					
Open-Market Building					
Retail Building					
Display Gallery					
Restaurant					
Kiosk					

f. OTHER: AGRICULTURE	T1	T2	T3	T4	T5	SD1
Grain Storage						
Livestock Pen						
Greenhouse						
Stable						
Kennel						

f. OTHER: AUTOMOTIVE						
Gasoline						
Automobile Service						
Truck Maintenance						
Drive -Through Facility						
Rest Stop						
Roadside Stand						
Billboard						
Shopping Center						
Shopping Mall						

f. OTHER: CIVIL SUPPORT						
Fire Station						
Police Station						
Cemetery						
Funeral Home						
Hospital						
Medical Clinic						

f. OTHER: EDUCATION						
College						
High School						
Trade School						

TABLE 8. CIVIC SPACE

<p>a. Conservancy: A natural preserve available for unstructured recreation. A Conservancy may be independent of surrounding building Frontages. Its landscape shall consist of Paths, bike trails and pedestrian trails, meadows, water bodies, woodland and open shelters, all naturalistically disposed. Conservancies may be lineal, following the trajectories of natural resource corridors, although wetlands may be part of the Conservancy, the wetlands shall not count toward Conservancy acreage. Buffers may be included. The minimum size should be 8 acres. Conservancies may be approved by Administrative Approval as Special Districts in all zones.</p>	 <div>T1 T2 T3</div>
<p>b. Neighborhood Park Special District: A Neighborhood Park SD may be independent of surrounding building Frontages and may occur outside a Pedestrian Shed. The minimum size shall be 5 acres. Neighborhood Park SDs should include junior size play apparatus, softball diamond, ½ basketball court, area for lawn and field games, area for crafts, open area for general play, volleyball area, soccer field, picnic tables and benches, and / or shelters. They may include bike and pedestrian trails as well.</p>	 <div>SD</div>
<p>c. Neighborhood Park: An Open Space, available for structured recreation. Landscaping may spatially define a Green rather than building Frontages. Its landscape shall consist of lawn and trees, naturalistically disposed. The minimum size should be 4 acres and the maximum shall be 5 acres. Neighborhood Parks should include junior size play apparatus, softball diamond, ½ basketball court, area for lawn and field games, area for crafts, open area for general play, volleyball area, soccer field, picnic tables and benches, and / or shelters, bike trails and pedestrian trails.</p>	 <div>T1 T2 T3 T4</div>
<p>d. Green: An Open Space, available for unstructured recreation, and may include bike trails. Landscaping may spatially define a Green rather than building Frontages. Its landscape shall consist of lawn and trees, naturalistically disposed. The minimum size should be 1/2 acre and the maximum should be 8 acres.</p>	 <div>T3 T4</div>
<p>e. Square: An Open Space available for unstructured recreation and Civic purposes. A Square is spatially defined by building Frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important Thoroughfares. The minimum size should be 1/2 acre and the maximum should be 5 acres.</p>	 <div>T4 T5</div>

Pubic Realm

“Reduce sprawl, preserve open space and create compact, walkable urban communities,” Fitchburg signed the U.S. Mayors Climate Protection Agreement in 2008

a. Conservancy: A natural preserve available for unstructured recreation. A Conservancy may be independent of surrounding building Frontages. Its landscape shall consist of Paths, bike trails and pedestrian trails, meadows, water bodies, woodland and open shelters, all naturalistically disposed. Conservancies may be lineal, following the trajectories of natural resource corridors, although wetlands may be part of the Conservancy, the wetlands shall not count toward Conservancy acreage. Buffers may be included. The minimum size should be 8 acres. Conservancies may be approved by Administrative Approval as Special Districts in all zones.



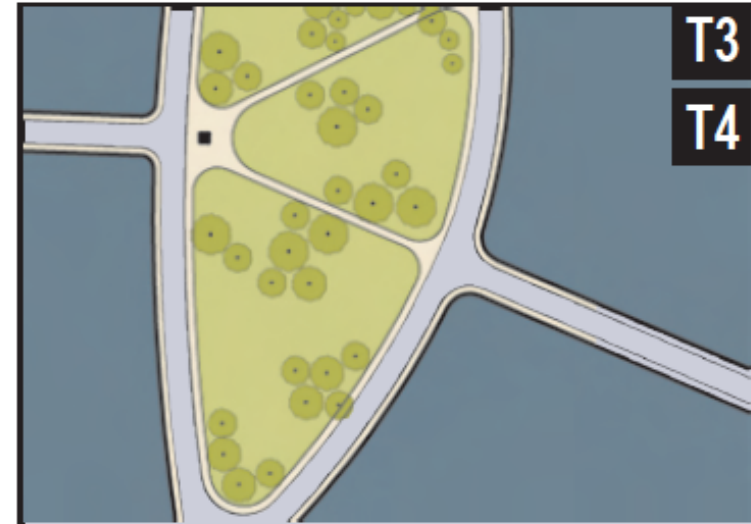
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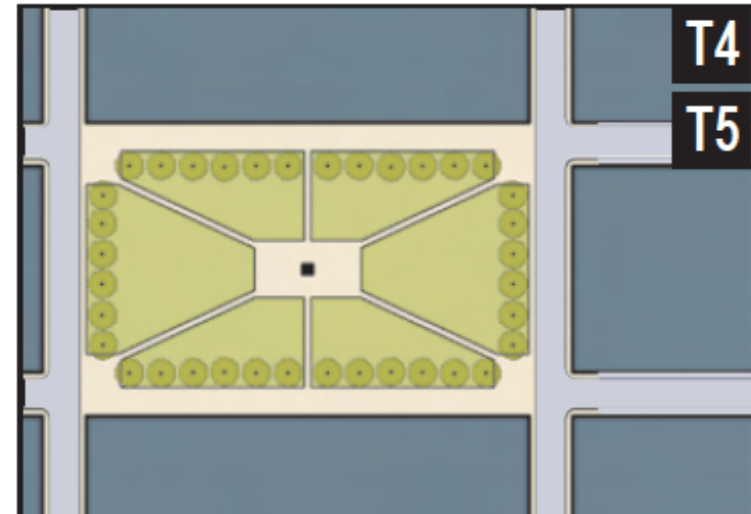
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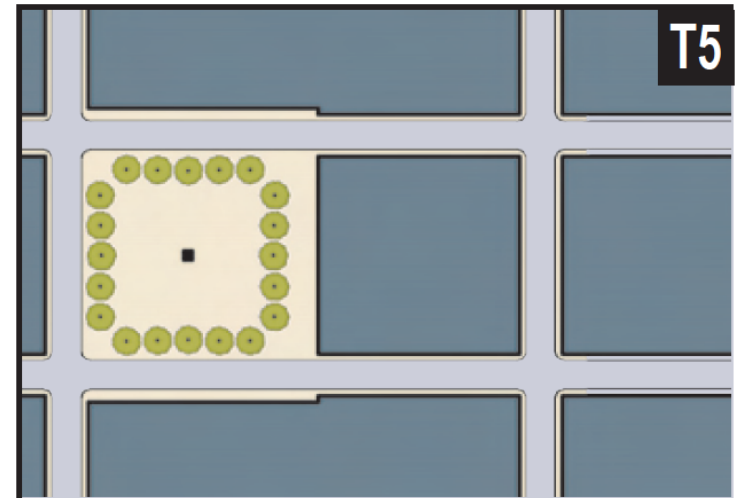
d. Green: An Open Space, available for unstructured recreation, and may include bike trails. Landscaping may spatially define a Green rather than building Frontages. Its landscape shall consist of lawn and trees, naturalistically disposed. The minimum size should be 1/2 acre and the maximum should be 8 acres.



e. Square: An Open Space available for unstructured recreation and Civic purposes. A Square is spatially defined by building Frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important Thoroughfares. The minimum size should be 1/2 acre and the maximum should be 5 acres.



f. Plaza: An Open Space available for Civic purposes and Commercial activities. A Plaza shall be spatially defined by building Frontages. Its landscape shall consist primarily of pavement. Trees are optional. Plazas should be located at the intersection of important streets. The minimum size should be 1/4 acre and the maximum should be 2 acres.



g. Playground: An Open Space designed and equipped for the recreation of children. A Playground should be fenced and may include an open shelter. Playgrounds shall be interspersed within Residential areas and may be placed within a Block. Playgrounds may be included within parks and greens. There shall be no minimum or maximum size.



h. Community Garden: An Open Space designed and equipped for garden plots. A Community Garden should be fenced and may include a tool shed. Running water is required. Community Gardens shall be interspersed within Residential areas and may be placed within a Block or included within Parks and Greens. There shall be no minimum or maximum size.

